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**MEMORANDUM**

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**TO:** Mayor Mike Johanns  
City Council  
County Board  
Planning Commission  
City Directors  
Lincoln Partnership for Economic Development

**FROM:** Tim Stewart, Director of Planning

**DATE:** March 21, 1997

**SUBJECT:** Industrial Land Inventory

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In response to a request from the Lincoln Partnership for Economic Development, the City-County Planning Department has undertaken this study of industrial land within the greater Lincoln area. The study focuses upon industrial zoned land, industrial designated land in the Comprehensive Plan (including land currently zoned industrial and that not yet zoned industrial), and the relationship of these lands to the floodway and 100 year floodplain.

This initial study makes no effort to distinguish between developed and vacant industrial land. Such an undertaking may be completed later as the community dialogue on this topic progresses.

As noted later in the report, however, we do estimate that the community today has about 2,036 acres of occupied industrial land. This estimate was compiled as part of the "Build Out Scenario" (BOS). The BOS was developed by the Planning Department for the "Directional Growth Analysis" completed in November, 1996, and is documented in the report entitled, "Building Lincoln: Use of the Build Out Scenario as the Land Use Base for Long Range Planning."

Major findings from the accompanying Industrial Land Inventory Review include the following:

- % *The Lincoln area's present inventory of industrial land totals 11,645 acres. This includes land currently zoned for industrial uses (i.e., I-1 or I-2) and land shown in the Comprehensive Plan for industrial use.*
- % *Approximately 75 percent of the existing industrially zoned land is within the City of Lincoln.*
- % *The "Build Out Scenario" projects a demand for a total of approximately 3,150 acres of developed industrial land at build out.*
- % *Over the past year, Lincoln has added about 921 acres of new industrial land to the Comprehensive Plan in the form of three new "Employment Centers." These Centers are located in the north, northeast and south sectors of the community.*
- % *Nearly 57 percent of the presently zoned industrial land is outside the 100 year floodplain and floodway. About 37 percent of this land is within the floodplain and six percent is within the floodway.*

%      *Almost 80 percent of the I-2 zoned land is outside the floodplain and floodway.*

Copies of this report are available for purchase from Kinko's Downtown location, 1201 'Q' Street, 475-2679, FAX 475-2523.

City staff will continue to be available to present the report to anyone who would like to meet. We are interested in receiving comments about the report and the distribution process, which may be sent to us in writing or phoned in at 441-7491. E-mail messages may also be submitted to the Planning Department at the City's Web site on InterLinc (<http://interlinc.ci.lincoln.ne.us>).

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# Industrial Land Inventory Review

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## *Lincoln, Nebraska*

This report presents the results from the initial phase of an "Industrial Land Inventory Review" for the greater Lincoln area. This undertaking is intended to provide local elected officials and the community as a whole with a greater understanding of Lincoln's inventory of industrial land.

This first phase focuses specifically on the issue of existing and planned industrial land as it relates to flood prone areas in Lincoln -- most specifically, the dispersed floodways and their associated 100 year floodplains as they traverse the greater Lincoln area. [Note: The floodplain shown in this report was manually digitized from Federal floodplain maps. This official map set should be consulted to determine Federally prescribed floodplain boundaries.]

The balance of the report views Lincoln's industrial land inventory within the following five sections:

A. Zoning and Industrial Development Overview  
# Industrial Zoning Classifications  
# Industrially Zoned Land in the Lincoln Area

B. Industrial Growth in the Comprehensive Plan  
# Industrial Uses in the Comprehensive Plan  
# Existing and Planned Industrial Land

C. All Industrial Areas Overview

Appendix A: Aerial Perspective of Industrial Areas

Appendix B: Zoning Ordinance Text of Industrial Districts

## ***A. Zoning and Industrial Development Overview***

### ***# Industrial Zoning Classifications***

Industrial development in Lincoln generally occurs within one of two zoning districts: I-1, "Industrial District," and I-2, "Industrial Park District." According to the introductory statement preceding each district in the Zoning Ordinance, the intended purpose of each district is as follows:

***I-1, Industrial District*** -- "This district is for a developing, stable, or redeveloping area representing light and heavy industrial uses and having a relatively high intensity of use and land coverage."

***I-2, Industrial Park District*** -- "This district is for a developing area intended for manufacturing and industrial uses in an open and environmentally attractive atmosphere."

The **I-1 Industrial District** is a broadly permissive zoning district, allowing a wide range of uses either by right or as permitted "special" or "conditional" uses. The I-1 District provides for a wide range of

industrial and non-industrial activities including refining and distilling, production and manufacture of numerous materials, scrap processing operations, bulk storage, recycling centers, offices and mixed use redevelopment projects. Retail operations under 20,000 sq. ft. are allowed by right, and are permitted in excess of that square foot threshold by special permit.

The **I-2 Industrial Park District** is intended to be a less intensively developed industrial setting and therefore is more prescriptive in its designation of allowable uses. The I-2 district envisions fewer potentially obnoxious uses and places greater oversight on the relationship of the districts uses and adjoining land. As the district's title suggests, I-2 foresees a more "industrial park" type of setting with greater emphasis placed on overall appearance and a greater selectivity of uses.

### # Industrially Zoned Land in the Lincoln Area

Similar to most American cities, Lincoln's industrial areas have historically gravitated toward major transportation facilities.

As illustrated in Figure 1, the past dominance of railroads as a common mode of transport is particularly evident in the distribution of Lincoln's industrial lands. A significant portion of the older industrial area is concentrated along the rail lines that extend to the northeast from Lincoln's original business core.

As shown in Table 1, the greater Lincoln area currently has approximately 9,817 acres of industrially zoned land -- that is land within the I-1 and I-2 zoning districts. About three fourths of the total amount (or about 7,497 acres) is within the I-1 Industrial District category; with the balance (or near 2,320 acres) in the I-2 Industrial Park District classification.

**TABLE 1**  
**INDUSTRIAL ZONING BY DISTRICT BY CITY STATUS**

	Industrially Zone Land in Acres		
City Status	I-1	I-2	Total
Industrially Zones Land Within City of Lincoln	6,365 (84.9%)	875 (37.7%)	7,240 (73.7%)
Industrially Zoned Land Outside City of Lincoln	1,132 (15.1%)	1,445 (62.3%)	2,577 (26.3%)
Total Acres of Industrially Zoned Land	7,497 (100.0%)	2,320 (100.0%)	9,817 (100.0%)

Further exhibited in Table 1 is the distribution of industrially zoned land within and outside of the City of Lincoln. On an overall basis, nearly 75 percent of the current industrially zoned land within the greater Lincoln area is contained within the City limits. The vast majority of the I-1 zoned land is within the City limits; this differs from the I-2 district which finds about two-thirds of its total acreage located beyond the present City boundaries. This is owing in part to the location of several major industrial facilities outside the City, and to the I-2 zoned land situated near the I-80/Highway 6 interchange.

Owing to the historical pattern of siting industrial uses near rail lines, much of Lincoln's present industrially

land inventory is in or near the community's floodplains. While land in the floodplain can be developed, the Zoning Ordinance and other legislation places limitations on how such facilities are to be constructed and used.

As shown below in Table 2, slightly more than two out of every five acres of Lincoln's industrially zoned land inventory is within the floodway or 100 year floodplain.

About six percent of the community's total 9,817 industrial acres are within the much more restrictive floodway category; while nearly 37 percent are within the 100 year floodplain. The majority -- i.e., approximately 5,566 acres -- are fully outside the floodway or 100 year floodplain.

**TABLE 2**  
**INDUSTRIAL ZONED LAND IN THE GREATER LINCOLN AREA**  
**BY FLOODWAY<sup>1</sup> AND FLOODPLAIN<sup>2</sup> STATUS**

Floodway and Floodplain Status	Industrially Zoned Land in Acres and Percent of Total by Zoning District by Floodway/Floodplain Status		
	I-1	I-2	Total
Within Floodway	608 (8.1%)	10 (0.4%)	618 (6.3%)
Within 100 Year Floodplain (and outside floodway)	3,169 (42.2%)	464 (20.0%)	3,633 (37.0%)
Outside Floodway and 100 Year Floodplain	3,720 (49.6%)	1,846 (79.6%)	5,566 (56.7%)
Total Acres of Industrially Zoned Land	7,497 (100.0%)	2,320 (100.0%)	9,817 (100.0%)

1 Floodway is defined as "the channel of a river or other watercourses and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot." (LMC 27.55.020)

2 Floodplain is defined as "those lands which are subject to a one percent or greater chance of flooding in any given year." (LMC 27.55.020)

The percentage distribution of industrial land subject to potential flooding does vary across the two major industrial zoning classes. The older I-1 District classification has a greater percentage of its total area within the floodway or floodplain.

As shown in Table 2, around 50 percent of the land zoned I-1 is within the floodway or floodplain. The newer I-2 Industrial Park District land exhibits more contemporary efforts to site industrial land outside of floodprone areas. Only about twenty percent (20%) of the I-2 zoned land is immediately subject to flooding, with well under one percent of the total in the actual floodway.

## ***B. Industrial Growth in the Comprehensive Plan***

### **# Industrial Uses in the Comprehensive Plan**

The adopted 1994 *Lincoln City-Lancaster County Comprehensive Plan* recognizes industrial development as one of nine major land use classifications. The *Plan's* working definition of "Industrial Land" states that this activity "encompasses areas where manufacturing, warehousing, and trucking and transportation facilities are the dominate land use." This definition is supplemented by two major industrial land use goals:

- ! Provide adequate and appropriately located areas for industrial development, with special emphasis on development of general aviation industries near the airport and nearby industrial parks.
- ! Encourage and maintain the supply of capable labor force to support orderly economic growth.

As initially approved within the *Plan*, industrial development (i.e., areas designated in the *Plan* as industrial but not necessarily zoned industrial) totaled 8,022 acres; 7,017 acres being located within the then-City limits and 1,005 acres in the planned "growth areas" within the anticipated year 2015 future service limits.

When adopted in late 1994, the *Comprehensive Plan* called for the designation of several additional industrial areas as part of the City's long range planning efforts. The *Plan* specifically stated that, "The community also needs to begin the process of identifying a significant industrial park of 200-400 acres which represents the next generation of employment centers and greater emphasis upon amenities and lower densities of development."

The outcome of this directive was the identification of two major new "**employment centers**:" North 27th Street (generally south of the Interstate 80 interchange) and North 84th Street (generally between Adams Street and the existing ADM facility.) The two sites were incorporated into the *Comprehensive Plan* during calendar year 1996. Between them, these two new employment centers added nearly 785 acres of industrial land to the *Plan*.

A third industrial "**employment center**" located near Pine Lake Road and South 14th Street was recently amended into the Plan during the 1997 "Comprehensive Plan Annual Review" process. This site boosted the community's industrial base by an additional 136 acres. In all, these three employment center sites have added 921 acres to the community's industrial base over the past year. Figure 2 illustrates the location of these three centers.

### **# Existing and Planned Industrial Land**

As displayed below in Table 3, the adopted *Comprehensive Plan* includes approximately 11,051 acres of industrially designated land. Of this total, about 81 percent (or 8,998 acres) are contained within the City's Future Service Limit.

**TABLE 3**  
**INDUSTRIAL LAND DESIGNATED WITHIN COMPREHENSIVE PLAN**

Floodway and Floodplain Status	Acres of Land Designated in Comprehensive Plan as Industrial	
	Within Future Service Limit	Total for City and County
Within Floodway	467 (5.2%)	548 (5.0%)
Within 100 Year Floodplain (and outside floodway)	3,361 (37.4%)	3,957 (35.8%)
Outside Floodway and 100 Year Floodplain	5,170 (57.4%)	6,546 (59.2%)
Total Acres of Industrial Land	8,998 (100.0%)	11,051 (100.0%)

Across the entire planning area, nearly 60 percent of the industrial land shown in the *Comprehensive Plan* is outside of the floodway and 100 year floodplain. This varies only slightly when the industrial land within Lincoln's Future Service Limit is examined. In this case, about 57 percent of the total industrial area is outside of the floodway and 100 year floodplain.

As part of the "Directional Growth Analysis" (DGA) completed in late 1996, estimates of future industrial land needs were developed. The DGA assumed that there would be a future need of approximately 10 acres of occupied industrial land per 1,000 persons.

Under the "Build Out Scenario" (BOS) concept, which reflects the maturation of the land use in the current *Comprehensive Plan*, the greater Lincoln area would have approximately 3,150 acres of occupied industrial space when the assumed conditions of the "Build Out Scenario" are reached. This represents a nearly 55 percent increase over the estimated 1996 level of 2,036 occupied industrial acres.

### ***C. All Industrial Areas Overview***

On the whole, most of the land planned for industrial uses in the *Comprehensive Plan* is currently zoned "industrial" (i.e., I-1 or I-2).

In some instances, however, land currently zoned as industrial is not represented as an industrial use in the *Comprehensive Plan*. Similarly, not all land shown in the *Comprehensive Plan* for industrial use is currently zoned as industrial. A summary of the total land area zoned for industrial or represented in the *Comprehensive Plan* for industrial use is presented in Table 4.

**TABLE 4**  
**COMPARISON OF INDUSTRIAL LAND BY FLOODPLAIN STATUS**  
**FOR ALL AREAS IN THE COMPREHENSIVE PLAN**  
**AND/OR ZONED INDUSTRIAL (I.E., I-1 OR I-2)**

<b>Floodway and Floodplain Status</b>	<b>Acres of Land With Industrial Status</b>			
	<b>In Plan and Zoned As Industrial</b>	<b>In Plan But Not Zoned Industrial</b>	<b>Not in Plan But Zoned Industrial</b>	<b>Total Acres of Industrial Planned &amp;/or Zoned</b>
Within Floodway	509 (5.5%)	40 (2.2%)	109 (18.4%)	658 (5.7%)
Within 100 Year Floodplain (and outside floodway)	3,427 (37.2%)	530 (29.0%)	205 (34.6%)	4,162 (35.7%)
Outside Floodway and 100 Year Floodplain	5,288 (57.3%)	1,258 (68.8%)	279 (47.0%)	6,825 (58.6%)
Total Acres of Industrial Land	9,224 (100.0%)	1,828 (100.0%)	593 (100.0%)	11,645 (100.0%)

Of the total 11,645 acres, approximately 79 percent is both in the *Comprehensive Plan* as industrial and is zoned industrial; while about 16 percent is in the *Plan* but not zoned as industrial; and 5 percent is zoned industrial but not in the *Plan*. A map illustrating these various areas is presented as Figure 3.

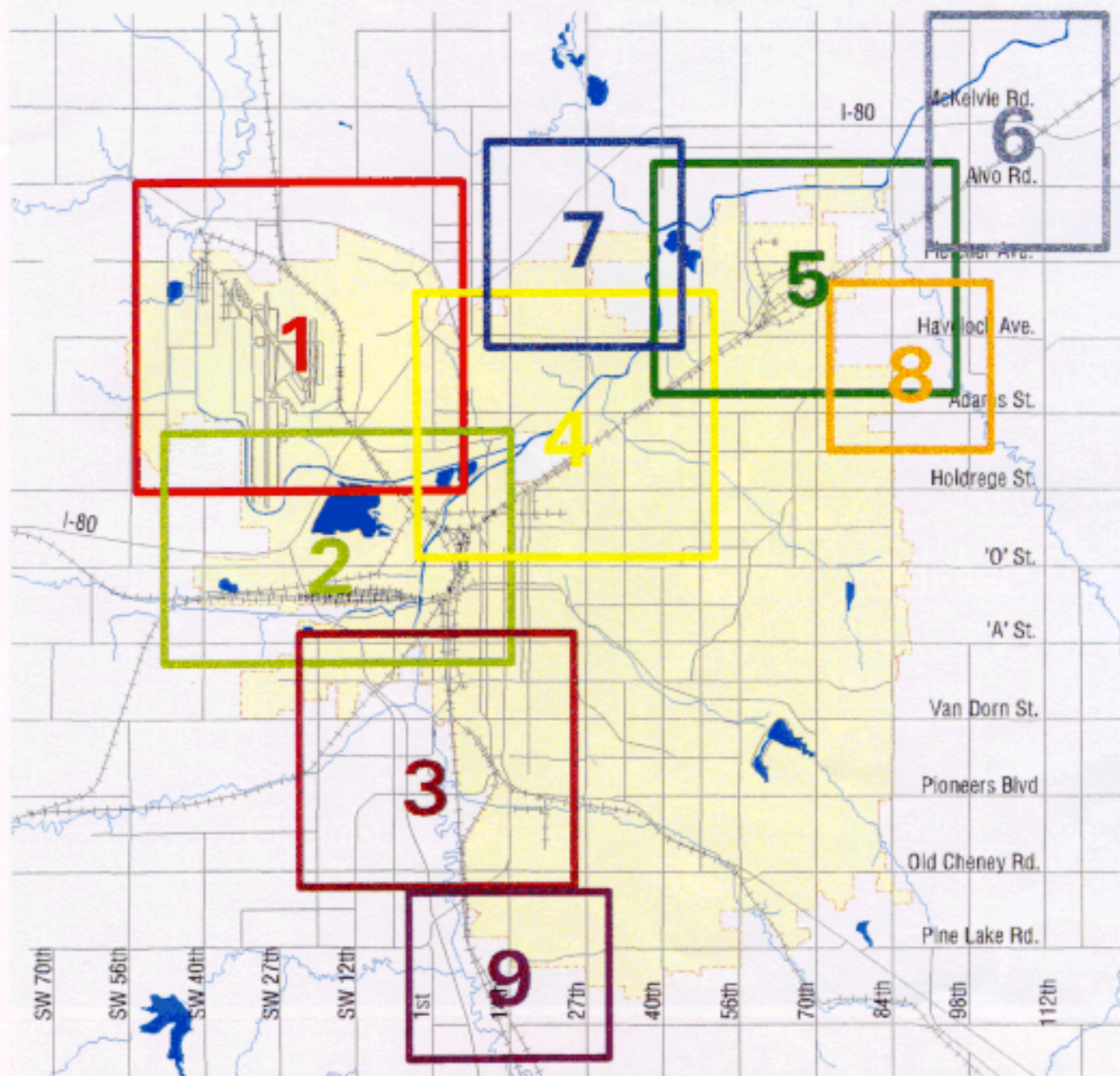
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## ***APPENDIX A***

# **Aerial Perspective of Lincoln's Industrial Areas**

Figure 4  
**Index of Plates**  
*Lincoln, Nebraska*



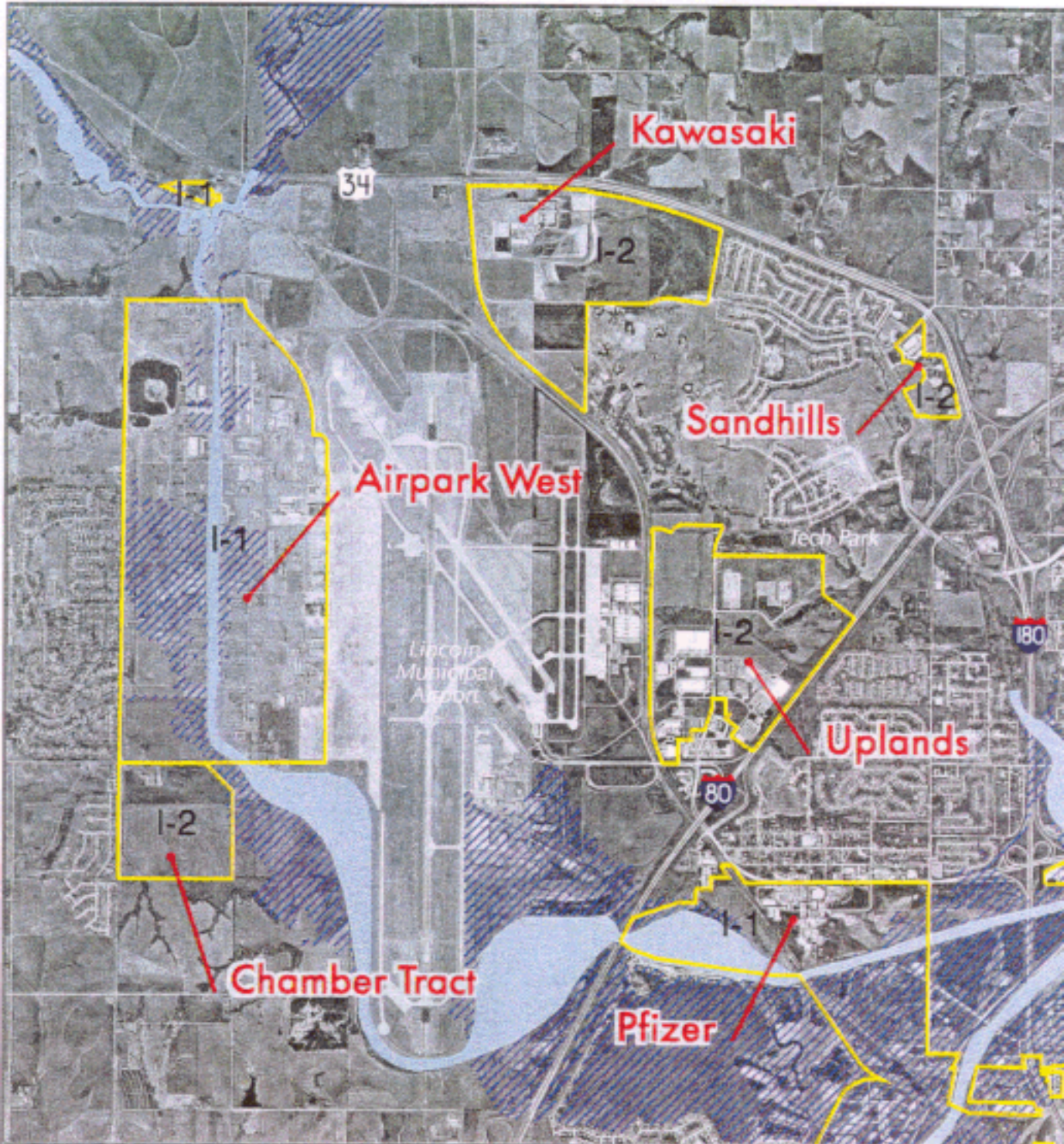
## Industrial Land Inventory Review



## LEGEND

- |  |                      |  |         |  |         |
|--|----------------------|--|---------|--|---------|
|  | Plate 1              |  | Plate 4 |  | Plate 7 |
|  | Plate 2              |  | Plate 5 |  | Plate 8 |
|  | Plate 3              |  | Plate 6 |  | Plate 9 |
|  | City of Lincoln      |  |         |  |         |
|  | Major Railroad Lines |  |         |  |         |





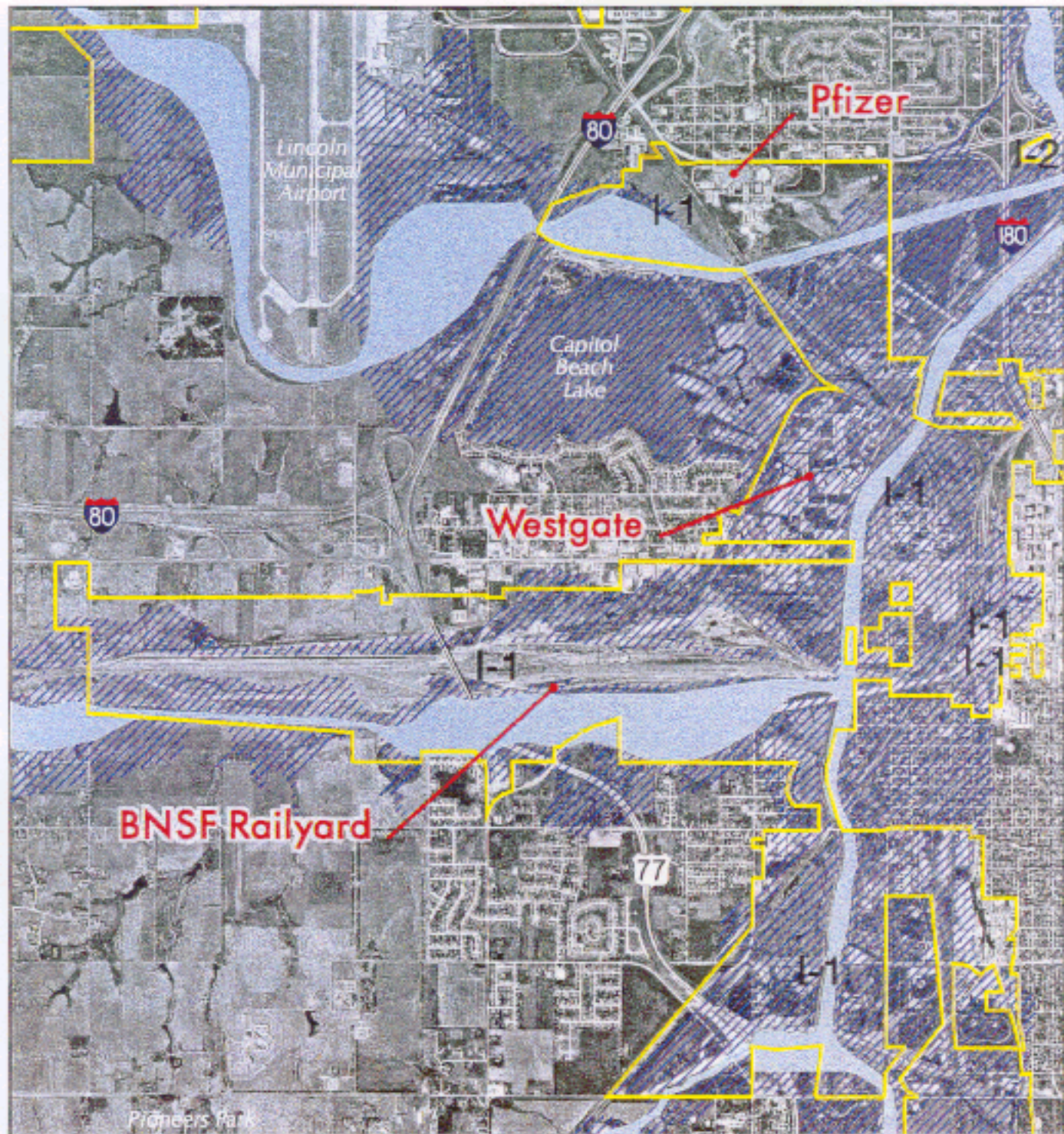
# Industrially Zoned Sites: Plate 1



## Legend

- Name** General Site Designation
- I-1 Industrial Zoning Classification
- I-2 Industrial Zoning Classification
- Yellow outline Zoning District Boundary
- Floodway
- 100 Year Floodplain  
(Floodplain shown for illustration only.  
Consult official maps for exact location.)





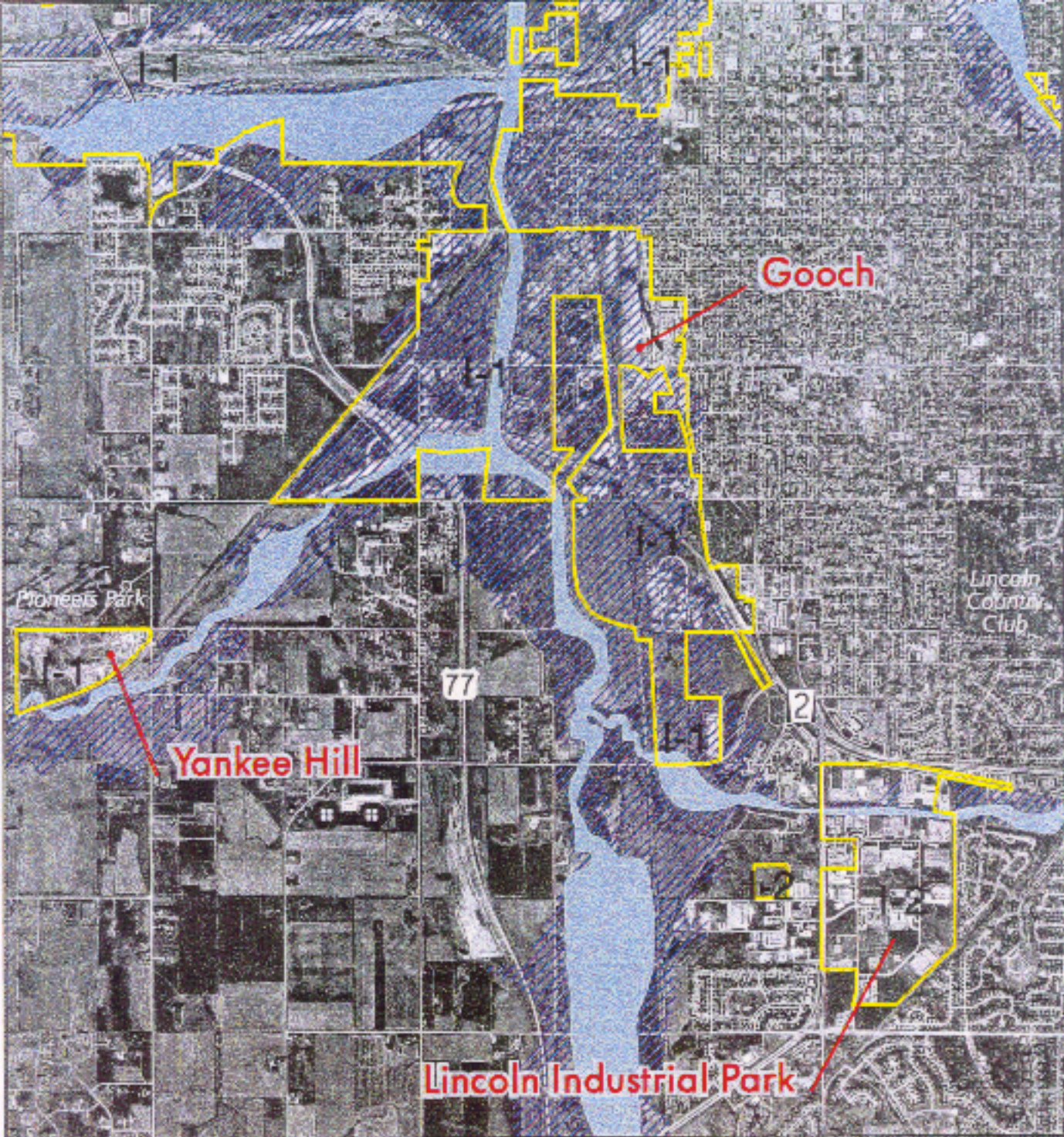
# Industrially Zoned Sites: Plate 2



## Legend

- Name** General Site Designation  
 I-1 Industrial Zoning Classification  
 — Zoning District Boundary  
 ■ Floodway  
 ■ 100 Year Floodplain  
 (Floodplain shown for illustration only  
 Consult official maps for exact location.)





# Industrially Zoned Sites: Plate 3



## Legend

- Name** General Site Designation
- I-1 Industrial Zoning Classification
- Zoning District Boundary
- Floodway
- 100 Year Floodplain  
(Floodplain shown for illustration only.  
Consult official maps for exact location.)





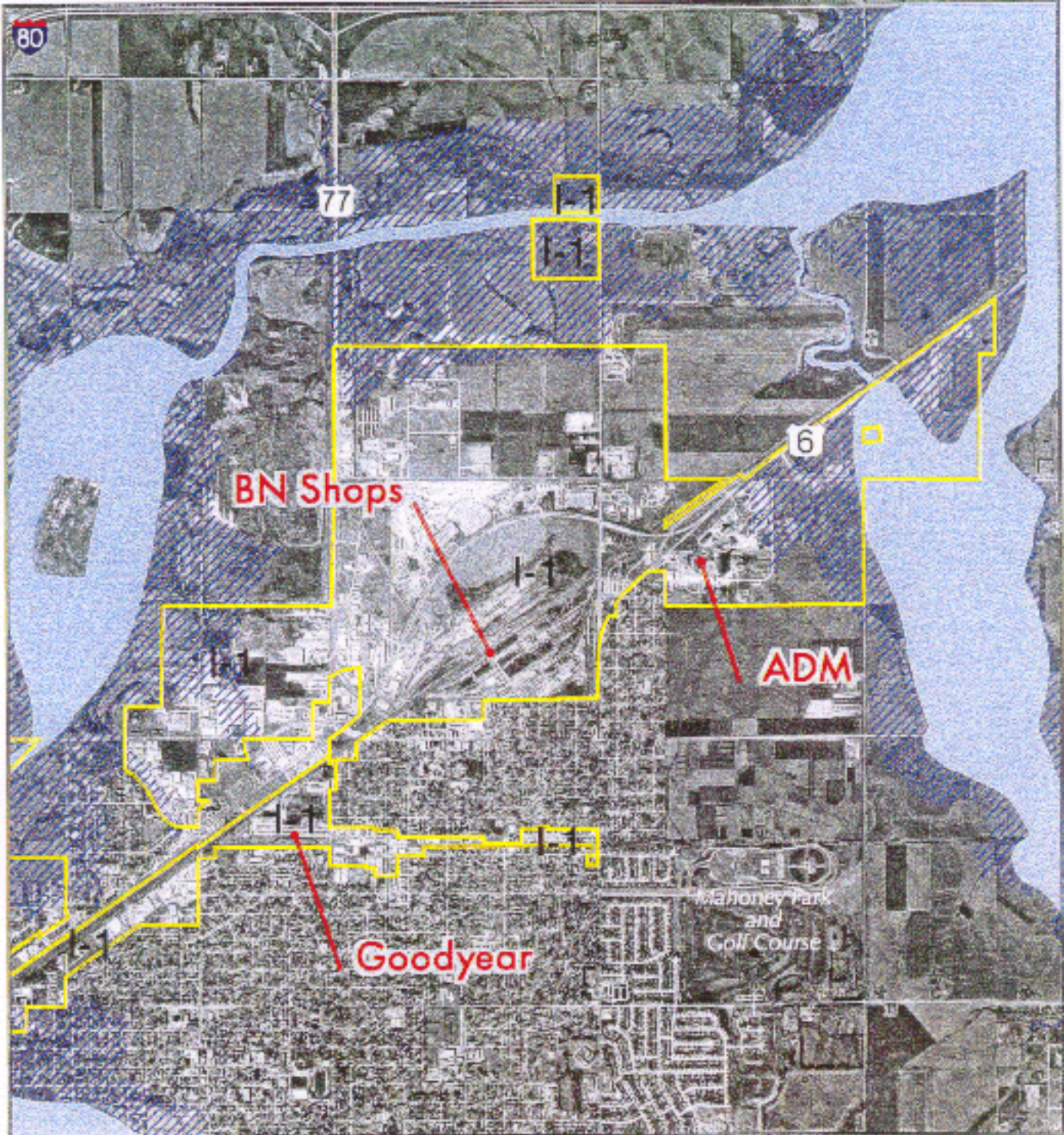
# Industrially Zoned Sites: Plate 4



## Legend

- Name** General Site Designation  
 I-1 Industrial Zoning Classification  
 — Zoning District Boundary  
 ■ Floodway  
 ■ 100 Year Floodplain  
 (Floodplain shown for illustration only.  
 Consult official maps for exact location.)





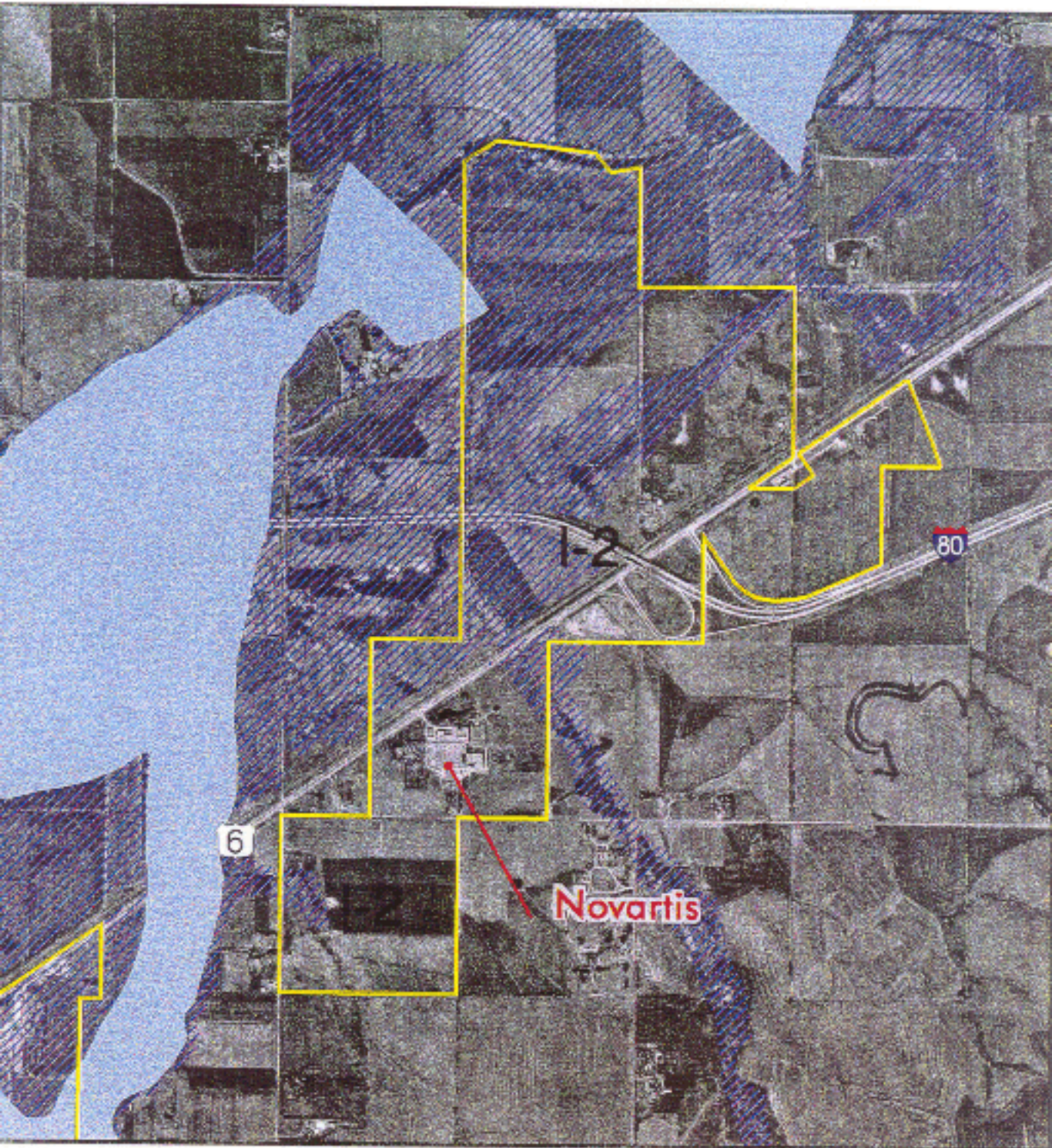
# Industrially Zoned Sites: Plate 5



## Legend

- Name** General Site Designation
- I-1 Industrial Zoning Classification
- Zoning District Boundary
- Floodway
- 100 Year Floodplain  
(Floodplain shown for illustration only.  
Consult official maps for exact location.)





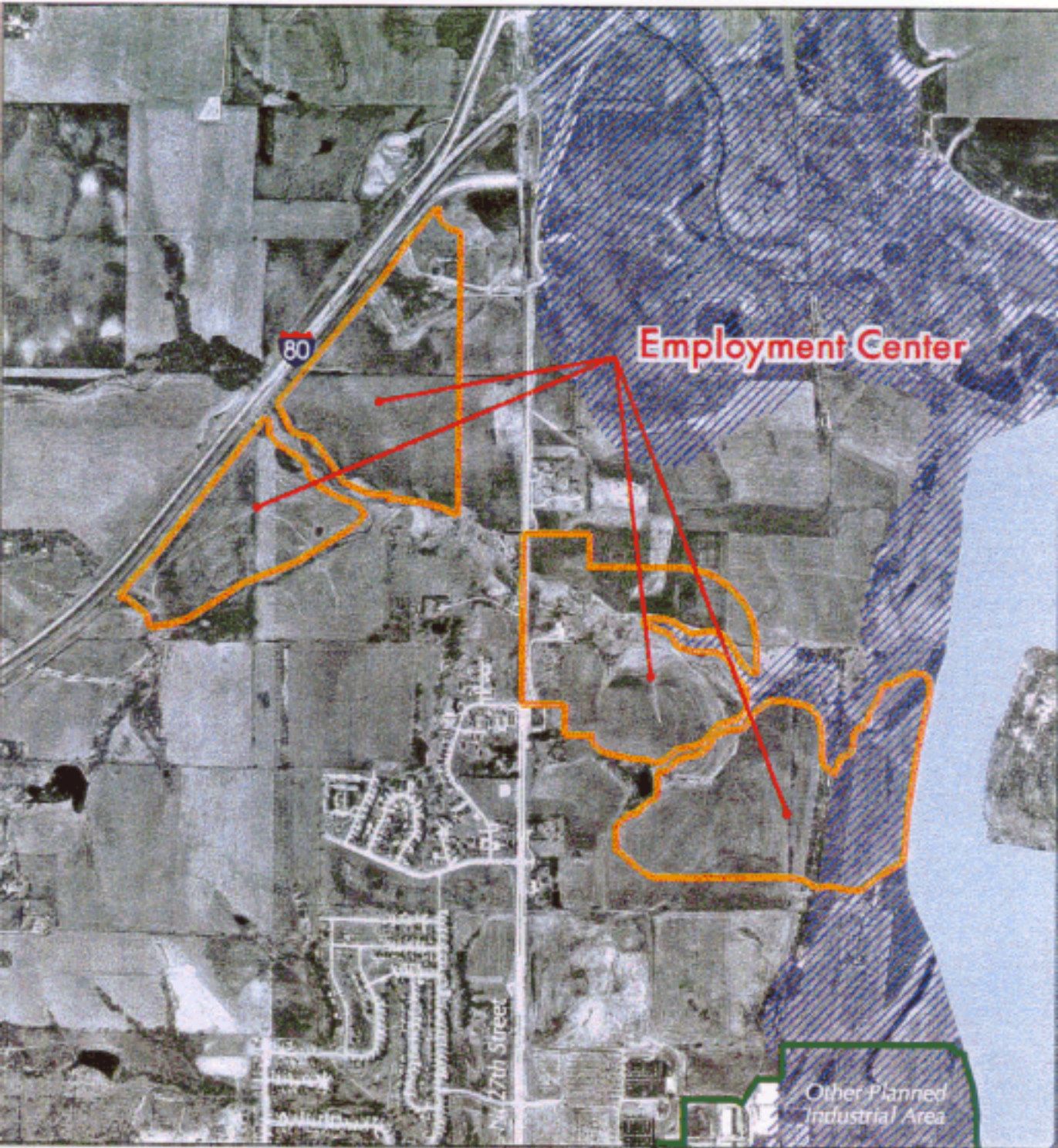
# Industrially Zoned Sites: Plate 6



## Legend

- Name** General Site Designation  
 I-1 Industrial Zoning Classification  
 Zoning District Boundary  
 Floodway  
 100 Year Floodplain  
 (Floodplain shown for illustration only.  
 Consult official maps for exact location.)








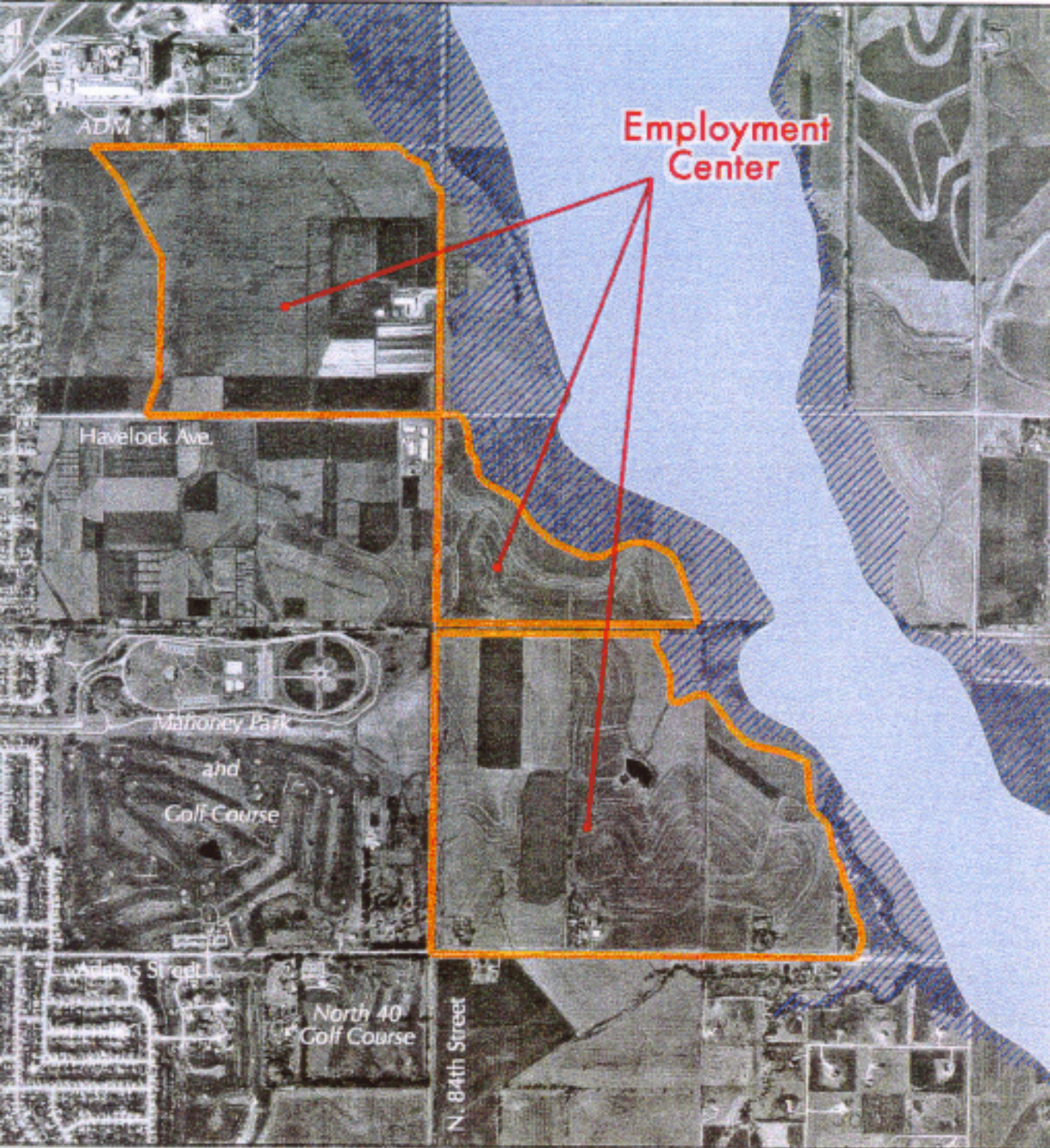
# N. 27th Employment Center: Plate 7



## Legend

- Name** General Site Designation  
 I-1 Industrial Zoning Classification  
 Employment Center Boundary  
 Floodway  
 100 Year Floodplain  
 (Floodplain shown for illustration only.  
 Consult official maps for exact location.)








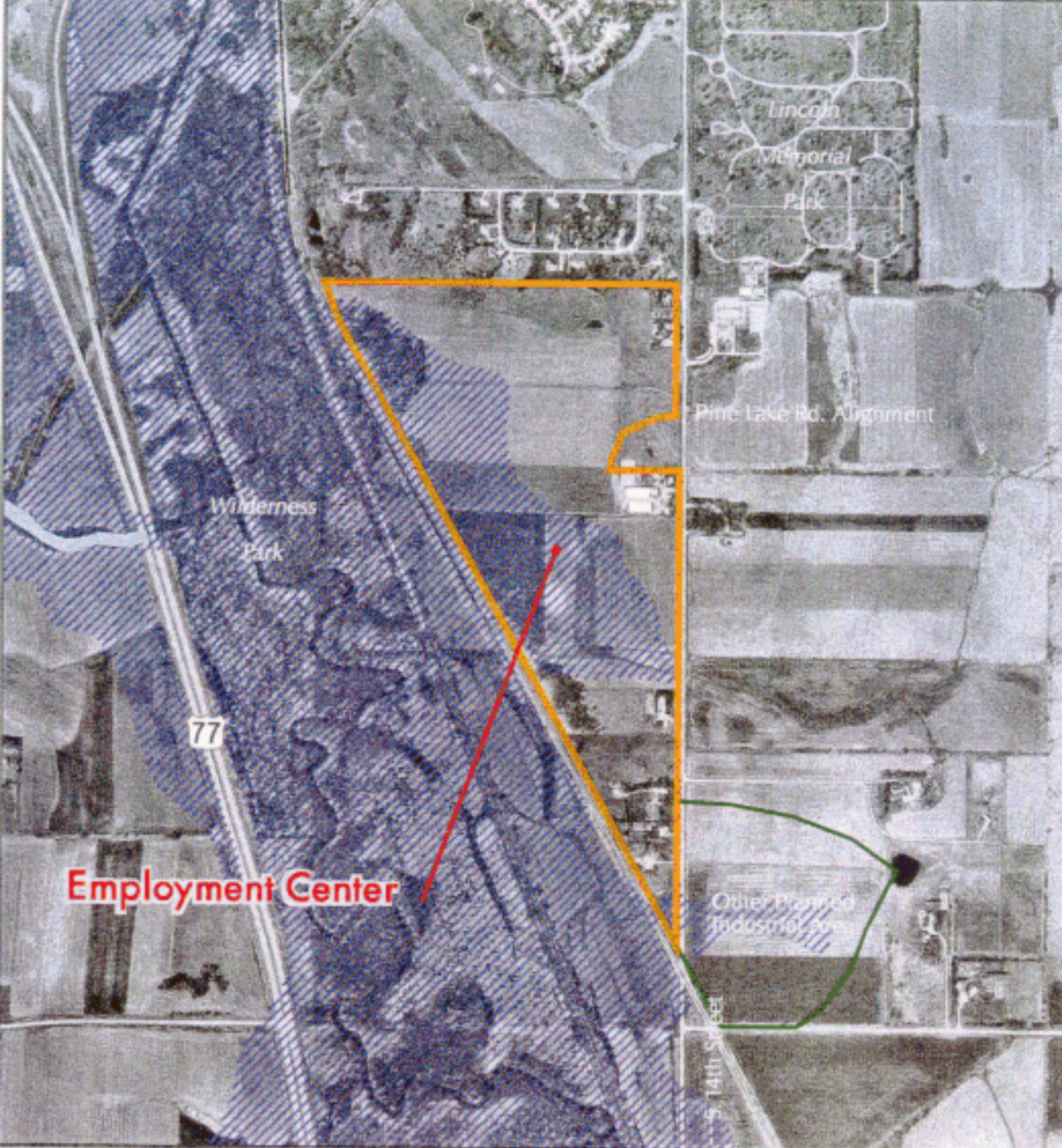
# N. 84th Employment Center: Plate 8



## Legend

- Name** General Site Designation
- I-1 Industrial Zoning Classification
-  Employment Center Boundary
-  Floodway
-  100 Year Floodplain  
(Floodplain shown for illustration only.  
Consult official maps for exact location.)





# S. 14th Employment Center: Plate 9



## Legend

- Name** General Site Designation
- I-1** Industrial Zoning Classification
- Employment Center Boundary
- Floodway
- 100 Year Floodplain  
(Floodplain shown for illustration only.  
Consult official maps for exact location.)



***APPENDIX B***

**Zoning Ordinance Text for Lincoln's  
I-1 and I-2 Industrial Districts**

## **Chapter 27.47**

### **I-1 INDUSTRIAL DISTRICT**

#### **Sections:**

<b>27.47.010</b>	<b>Scope of Regulations.</b>
<b>27.47.020</b>	<b>Use Regulations.</b>
<b>27.47.030</b>	<b>Permitted Special Uses.</b>
<b>27.47.035</b>	<b>Permitted Conditional Uses.</b>
<b>27.47.040</b>	<b>Accessory Uses.</b>
<b>27.47.050</b>	<b>Parking Regulations.</b>
<b>27.47.060</b>	<b>Sign Regulations.</b>
<b>27.47.070</b>	<b>Height and Area Regulations.</b>

This district is for a developing stable or redeveloping area representing light and heavy industrial uses and having a relatively high intensity of use and land coverage. (Ord. 12701 §6; October 2, 1979; prior Ord. 12571 §235; May 8, 1979).

#### **27.47.010 Scope of Regulations.**

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the I-1 Industrial District regulations. (Ord. 12571 §236; May 8, 1979).

#### **27.47.020 Use Regulations.**

(a) General regulations. No building shall be erected, converted, reconstructed, or structurally altered for use as a church, library, school (except a private school authorized pursuant to Section 27.63.075), hospital, indoor theater, or residence, except for resident watchmen and caretakers or supervisory personnel employed and residing on the premises or as permitted in accordance with Chapter 27.63 of this title. Those special permitted uses in Section 27.47.030 below shall be limited by the restrictions placed thereon.

(b) Permitted uses. Subject to the foregoing, a building or premises may be used for any commercial or industrial purpose not in conflict with any other ordinances or regulations of the City of Lincoln. (Ord. 16909 §1; December 18, 1995; prior Ord. 15368 §14; December 18, 1989; Ord. 15165 §1; May 1, 1989; Ord. 14728 §1; August 10, 1987; Ord. 13745 §5; January 3, 1984; Ord. 12571 §237; May 8, 1979).

#### **27.47.030 Permitted Special Uses.**

A building or premises may be used for the following purposes in the I-1 Industrial District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

- (a) The refining, distillation or manufacture of:
  - (1) Acids or alcohols;
  - (2) Ammonia, bleach, or chlorine;

- (3) Asphalt, tar, or products made therewith, including roofing or waterproofing;
- (4) Cement, lime, gypsum, or plaster of paris;
- (5) Disinfectants;
- (6) Dyestuffs;
- (7) Fertilizer;
- (8) Glue, sizing, or gelatin;
- (9) Oilcloth, linoleum, or oiled rubber goods;
- (10) Paint, shellac, turpentine, or oils;
- (11) Rubber, gutta-percha, balata, creosote, or products treated therewith;
- (12) Shoe polish;
- (b) The operation of:
  - (1) Bag cleaning works;
  - (2) Blast furnaces, coke ovens, smelting or ore reduction works;
  - (3) Boiler works;
  - (4) Forge;
  - (5) Rock crusher, stone mill, or quarry;
  - (6) Rolling mill;
  - (7) Yeast plant;
- (c) Production, manufacture, distribution, and storage of toxic, radioactive, flammable, or explosive materials, including chemicals and gases, fireworks, and explosives, except that any of the above referenced uses, except fireworks, may be stored or used in connection with a permitted commercial, business, or industrial purpose as allowed by Section 27.47.020(b) as incidental to the referenced permitted use without the requirement of obtaining a special permit;
- (d) Tanning, curing, or storage of raw hides or skins; stockyards or slaughter of animals or fowl; rendering fat; distillation of bones, coal or wood;
- (e) Dumping or reduction of garbage, offal, or dead animals;
- (f) Scrap processing operation, salvage yard, or enclosed disassembly operation in conformance with Section 27.63.500;
- (g) Refining or bulk storage of petroleum or natural gas, or their products;
- (h) The manufacture of acetylene, the transfer of the gas from one container to another, or the storage of the gas in containers having a capacity greater than the equivalent of 1,000 cubic feet at standard temperature and pressure;
- (i) Stores and shops for retail sales and service exceeding 20,000 square feet in floor area;
- (j) Any permitted use which exceeds the maximum height permitted in the district;
- (k) Broadcast towers;
- (l) Outdoor theaters;
- (m) Extraction of sand, gravel, and soil;
- (n) Expansion of nonconforming uses;
- (o) Historic preservation;
- (p) Technical training centers;
- (q) Wind energy conversion systems;
- (r) Temporary shelter for the homeless;
- (s) Health care facilities;

- (t) Early childhood care facilities;
- (u) Limited landfills;
- (v) Race tracks for motorized vehicles;
- (w) Mixed use redevelopment project;
- (x) Sale of alcoholic beverages for consumption on the premises;
- (y) Sale of alcoholic beverages for consumption off the premises;
- (z) Private schools in conformance with Section 27.63.075. (Ord. 16909 §2; December 18, 1995; prior Ord. 16884 §1; October 23, 1995: Ord. 16854 §39; August 14, 1995: Ord. 16593 §9; April 11, 1994: Ord. 15368 §15; December 18, 1989: Ord. 15165 §2; May 1, 1989: Ord. 14953 §2; August 22, 1988: Ord. 14905 §2; June 13, 1988: Ord. 14780 §18; November 2, 1987: Ord. 14728 §2; August 10, 1987: Ord. 14185 §14; September 3, 1985: Ord. 14035 §2; January 21, 1985: Ord. 13853 §5; May 21, 1984: Ord. 13588 §18; May 9, 1983: Ord. 12978 §23; August 25, 1980: Ord. 12657 §10; August 6, 1979: Ord. 12571 §238; May 8, 1979).

#### **27.47.035 Permitted Conditional Uses.**

A building or premises may be used for the following purposes in the I-1 Industrial District in conformance with the conditions prescribed herein:

- (a) Recycling center, authorized by Chapter 5.41 of the Lincoln Municipal Code:
  - (1) The building area of such center shall not exceed 8,000 square feet;
  - (2) Adequate traffic stacking shall be provided on site as determined by the city;
  - (3) All required parking shall be provided on site;
  - (4) The facility shall not be designed to receive nor shall it accept shipments by semi-trailer trucks;
  - (5) Construction and operation of such center shall comply with all applicable health and fire codes.
- (b) Vehicle body repair shop:
  - (1) All salvage material including vehicles being salvaged shall be kept inside a building;
  - (2) All vehicles stored outside a building shall be repaired to an operating state within thirty days;
  - (3) All vehicles stored outside a building waiting repair shall be screened in accordance with the screening requirements for salvage and scrap processing operations;
  - (4) Construction and operation of such shop shall comply with all applicable health and fire codes;
  - (5) Vehicle body repair shops lawfully existing on the effective date of this ordinance shall have until January 1, 1987 to be brought into compliance with conditions (1), (2), (3), and (4) above. (Ord. 16822 §2; July 10, 1995: prior Ord. 14185 §15; September 3, 1985: Ord. 13700 §3; September 26, 1983).

#### **27.47.040 Accessory Uses.**

Accessory uses permitted in the I-1 Industrial District are accessory buildings and uses customarily incident to the permitted uses. (Ord. 12571 §239; May 8, 1979).

**27.47.050      Parking Regulations.**

All parking within the I-1 Industrial District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §240; May 8, 1979).

**27.47.060      Sign Regulations.**

Signs within the I-1 Industrial District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §241; May 8, 1979).

**27.47.070      Height and Area Regulations.**

The maximum height and minimum lot requirements within the I-1 Industrial District shall be as follows:

(a) The required front yard shall be fifteen feet except that on lots developed with buildings on the effective date of this title, the front yard shall be none except where the frontage on one side of a street between two intersecting streets is located partly in the I-1 Industrial District and partly in a district that requires a front yard, in which case the front yard requirements of the adjacent district shall apply to the I-1 Industrial District from the place where it abuts the other district to the next intersecting street, or for 300 feet, whichever is less.

(b) There shall be no required side and rear yards except when a side or rear yard abuts a residential district, in which case there shall be a required yard of twenty feet or ten percent of the lot width, whichever is less, provided the yard shall not be reduced to less than five feet, and it shall be screened in conformance with the landscape design standards of the City of Lincoln.

(c) The maximum height in the district shall be seventy-five feet.

(d) Accessory buildings shall not extend into any required yard.

(e) Dwellings existing in this district on the effective date of this title shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61.

(f) There shall be a required front yard on each street side of a double frontage lot.

(g) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 2, 1953, need not be reduced to less than twenty-eight feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

(h) The required front yard shall be entirely devoted to landscaped area except for necessary paving of walkways and driveways to reach parking and loading areas in the side or rear yards, and provided, further, that any driveways which intersect the front yard shall not be wider than thirty feet. (Ord. 12571 §242; May 8, 1979).



## **Chapter 27.49**

### **I-2 INDUSTRIAL PARK DISTRICT**

#### **Sections:**

<b>27.49.010</b>	<b>Scope of Regulations.</b>
<b>27.49.020</b>	<b>Use Regulations.</b>
<b>27.49.030</b>	<b>Permitted Conditional Uses.</b>
<b>27.49.040</b>	<b>Permitted Special Uses.</b>
<b>27.49.050</b>	<b>Accessory Uses.</b>
<b>27.49.060</b>	<b>Parking Regulations.</b>
<b>27.49.070</b>	<b>Sign Regulations.</b>
<b>27.49.080</b>	<b>Height and Area Regulations.</b>

This district is for a developing area intended for manufacturing and industrial uses in an open and environmentally attractive atmosphere.

#### **27.49.010 Scope of Regulations.**

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the I-2 Industrial Park District. (Ord. 12571 §243; May 8, 1979).

#### **27.49.020 Use Regulations.**

##### **(a) General regulations.**

(1) No building shall be erected, converted, reconstructed, or structurally altered for church, library, school, except industrial trade school, hospital, theater, or residential purposes, except for motels, or for resident foremen, caretakers, or supervisory personnel employed and residing on the premises.

(2) No raw galvanized or other raw metal sheeting shall be used for the exterior construction of any building.

(3) Scrap processing operations and salvage yards shall not be permitted.

(4) Storage of explosives shall be prohibited.

(5) No floor area which is used for the retail sale of goods, excluding eating facilities, shall be permitted except at the rate of twelve and one-half square feet per acre of I-2 Industrial Park zoned land located within any single I-2 Industrial Park District at the time the required acreage is at least fifty percent occupied for permitted industrial uses.

(6) Those special and conditional uses permitted in Sections 27.49.030 and 27.49.040 below shall be limited by the restrictions placed thereon.

(b) Permitted uses. Subject to the general regulations of Section 27.49.020(a) above, any commercial or industrial use is permitted in the I-2 Industrial Park District in compliance with all applicable ordinances and regulations including but not limited to the environmental performance standards relating to noise, emission, dust, odor, glare, and heat approved by resolution of City Council. (Ord. 15368 §16; December 18, 1989; prior Ord. 14185, as amended by Ord. 14192 §1; September 3, 1985; Ord. 13745 §6; January 3, 1984; Ord. 12571 §244; May 8, 1979).

#### **27.49.030 Permitted Conditional Uses.**

A building or premises may be used for the following purposes in the I-2 Industrial Park District in conformance with the conditions prescribed herein:

(a) Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals:

- (1) Shall be adequately screened from public view;
- (2) Shall be for storage of such materials for use on the premises and not for resale, except that resale of such stored material at retail only shall be permitted in conjunction with the operation of a service station or similar retail outlet;
- (3) Shall be located, constructed, maintained, and operated in compliance with all codes and regulations of the City of Lincoln.

(b) Liquified petroleum gas and similar gas used for fuel stored above ground:

- (1) Tanks may not exceed 30,000 gallon capacity;
- (2) Such gas shall be for use on the premises, and not for resale;
- (3) Such tanks shall be adequately screened from public view by a fire-resistant ventilated barrier which shall be at least six feet in height;
- (4) Must be in full compliance with all codes and regulations of the City of Lincoln;

(c) All other combustible material: To be stored in such a way as to permit free access of fire-fighting equipment.

(d) Open storage of any other material: Only in areas enclosed or otherwise adequately screened from public view with an enclosure or screen at least six feet in height.

(e) Neighborhood recycling center:

- (1) Building area of such center shall not exceed 8,000 square feet;
- (2) There shall be no outdoor storage of materials or equipment;
- (3) The operation of such center shall not include dismantling or disassembling of vehicles or major appliances;
- (4) No hazardous or explosive materials shall be accepted at such center;
- (5) Adequate traffic stacking shall be provided on site as determined by the city;
- (6) All required parking shall be provided on site;
- (7) There shall be no processing of materials by heat, including, but not limited to, melting, smelting, or burning;
- (8) The facility shall not be designed to receive nor shall it accept shipments by semi-trailer trucks;
- (9) Construction and operation of such center shall comply with all applicable health and fire codes.

(f) Vehicle body repair shop:

- (1) All salvage material, including vehicles being salvaged, shall be inside a building;
- (2) All vehicles stored outside shall be repaired to an operating state within thirty days;
- (3) All vehicles stored outside waiting repair shall be screened in accordance with the screening requirements for salvage and scrap processing operations;
- (4) Construction and operation of such shop shall comply with all applicable health and fire codes;
- (5) Vehicle body repair shops lawfully existing on the effective date of this ordinance shall have until January 1, 1987 to be brought into compliance with conditions (1), (2), (3), and (4) above. (Ord. 16501 §1; October 25, 1993: prior Ord. 15614 §1; July 9, 1990: Ord. 14185 §17; September 3, 1985: Ord. 13700 §4; September 26, 1983: Ord. 12571 §245; May 8, 1979).

#### **27.49.040 Permitted Special Uses.**

A building or premises may be used for the following purposes in the I-2 Industrial Park District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

- (a) Mining, quarrying, and stone mills;
  - (b) Broadcast towers;
  - (c) Early childhood care facilities;
  - (d) Expansion of nonconforming use;
  - (e) Historic preservation;
  - (f) Wind energy conversion systems;
  - (g) Enclosed disassembly operation in conformance with Section 27.63.500;
  - (h) Sale of alcoholic beverages for consumption on the premises;
  - (i) Any permitted use which exceeds the maximum height permitted in the district;
- (Ord. 16854 §40; August 14, 1995: Ord. 16844 §1; August 7, 1995: Ord. 16593 §10; April 11, 1994: Ord. 15368 §17; December 18, 1989: Ord. 14780 §19; November 2, 1987: Ord. 14185, as amended by Ord. 14192 §2; September 3, 1985: Ord. 13588 §19; May 9, 1983: Ord. 12978 §24; August 25, 1980: Ord. 12571 §246; May 8, 1979).

**27.49.050 Accessory Uses.**

Accessory uses permitted in the I-2 Industrial Park District are accessory buildings and uses customarily incident to the permitted uses. (Ord. 12571 §247; May 8, 1979).

**27.49.060 Parking Regulations.**

All parking within the I-2 Industrial Park District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §248; May 8, 1979).

**27.49.070 Sign Regulations.**

Signs within the I-2 Industrial Park District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §249; May 8, 1979).

**27.49.080 Height and Area Regulations.**

The maximum height and minimum lot requirements within the I-2 Industrial Park District shall be as follows:

- (a) General requirements:

Table 27.49.080(a)						
	Lot Area	Avg. Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
All permitted uses	1 acre	150'	50'	20'; 50'* when abutting residential district	20'; 50'* when abutting residential district	55'
* When a side or rear yard abuts a residential district, it shall be screened in conformance with the landscape design standards adopted by the City of Lincoln.						

- (b) There shall be a required front yard on each street side of a double-frontage lot.
- (c) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 6, 1961, need not be reduced to less than twenty-eight feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

(d) Accessory buildings which are attached to or not located more than ten feet from the main structure shall be considered a part of the main structure and shall comply with the height and front, side, and rear yard requirements of the main structure. Accessory buildings not a part of the main structure may be located in the required rear yard if such yard does not abut a residential district, but such accessory buildings may not occupy more than thirty percent of the required rear yard and shall not be nearer than two feet to any side or rear lot line, nor more than fifteen feet in height. Accessory buildings not a part of the main structure, if located not less than sixty feet from the front lot line, may extend into the required side yard though not nearer than two feet to the side lot line. A garage which is entered from an alley shall not be located closer than ten feet to the alley line.

(e) The required front yard shall be entirely devoted to landscaped area, except for guest parking which is permitted in an area not to exceed thirty percent of the required front yard and necessary paving of walkways and driveways to reach parking and loading areas in the side or rear yards, and provided, further, that any driveways which intersect the front yard shall not be wider than thirty feet. The required side and rear yards shall be entirely devoted to landscaped area when they abut a residential district.

(f) No loading facilities shall be provided in the front yard nor in any side yard adjacent to any residential district. Loading facilities located within 150 feet of any street shall be visually screened. (Ord. 16844 §2; August 7, 1995: prior Ord. 12751 §22; November 5, 1979: Ord. 12571 §250; May 8, 1979).